

Waterville

BK 6197PG 172

NO TRANSFER
TAX PAID

58-29

**QUITCLAIM DEED
Without Covenant**

009502

KNOW ALL BY THESE PRESENTS, that it, CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. §6321 et seq., brought in the Seventh District Court, Division of Northern Kennebec, Civil Docket No. WAT-RE-99-30, against Joseph A. Languet and Cheryl L. Languet, Defendants, and in execution of a Judgment of Foreclosure and Order of Sale dated September 29, 1999, in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is Fannie Mae, 1900 Market Street, Suite 800, Philadelphia, PA 19103, the receipt and sufficiency of which it does hereby acknowledge, does hereby **REMISE, RELEASE, BARGAIN, SELL, CONVEY, AND FOREVER QUITCLAIM** unto the said Federal National Mortgage Association, its successors and assigns forever, the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to real estate taxes assessed by and due and payable to the town of Waterville, including without limitation real estate taxes for the tax year 1999, and subject to the town of Waterville real estate taxes for the current year, which taxes the Grantee assumes and agrees to pay.

This conveyance is made subject to sewer user fees, including without limitation current sewer user fees, due and payable and/or to become due and payable to Waterville, Maine, which fees the Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Federal National Mortgage Association, its successors and assigns forever.

IN WITNESS WHEREOF, it, the said Chase Manhattan Mortgage Corporation has caused these presents to be signed and its corporate seal to be affixed by Sheree Merritt its [title] Assistant V.P. thereunto duly authorized this 20 day of April, 2000.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Anita Trammell
Witness

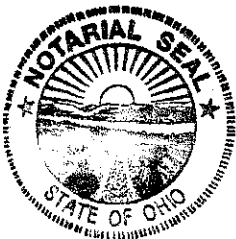
Chase Manhattan Mortgage Corporation

Sheree Merritt
by its [title] Assistant V.P.
print name Sheree Merritt

STATE OF OHIO
COUNTY OF Franklin, SS:

4/20, 2000

Then personally appeared the above-named Sheree Merritt the [title] Assistant V.P. of the said Chase Manhattan Mortgage Corporation and acknowledged the foregoing instrument to be his/her free act, in his/her said capacity, and the free act and deed of the said Chase Manhattan Mortgage Corporation, before me,



KAREN D. CLARK
Notary Public
In and for the State of Ohio
My Commission Expires
11-15-04

KD Clark
Notary Public
print name _____
my comm. exp. _____

Ainsworth & Thelton
P.O. Box 2412
S. Portland, Me 04106 (2)

SCHEDULE A
Quit Claim Deed
Chase Manhattan Mortgage Corporation to Federal National Mortgage Association

A certain tract or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pipe set into the ground in the southerly line of Donald Street, which iron pipe is the northerly end of a fence made of iron pipe; thence southerly along said fence to an iron pipe set into the ground, which pipe marks the southerly end of the fence and the westerly end of a wooden picket fence; thence easterly along the said wooden picket fence sixty-nine (69) feet to a third iron pipe set in the ground, which pipe marks the southeasterly corner of the lot here conveyed and the southwesterly corner of land now or formerly of Peter P. Carey; thence northerly along the wooden picket fence to the southerly line of Donald Street at a point sixty-nine (69) feet easterly from the point of beginning; thence westerly in the southerly line of Donald Street sixty-nine (69) feet to the iron pipe at the point of beginning.

Being the same premises conveyed by Mortgage Deed dated October 16, 1992 and originally in favor of GMAC Mortgage Corporation of PA, which mortgage is recorded in the Kennebec County Registry of Deeds in Book 4249, Page 007, which mortgage has been foreclosed by civil action in the Seventh District Court, Division of Northern Kennebec, Civil Docket No. WAT-RE-99-30, against Joseph A. Languet and Cheryll L. Languet, Defendants, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale dated September 29, 1999 and pursuant to the Notice of Public Foreclosure Sale published in the Central Maine Morning Sentinel on January 10, 17 and 24, 2000.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

RECEIVED KENNEBEC SS.

2000 MAY -5 PM 3:27

ATTEST: *Lorne R. Meade*
REGISTER OF DEEDS